081.0	0005	0001.B	1 of 1	Industrial		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	2,742,100 / 2,742,100
					USE VALUE:	2,742,100 / 2,742,100
					ASSESSED:	2,742,100 / 2,742,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
424		SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DEPT/CONSERVATION & RECREATIO
Owner 2:	URBAN PARKS & REC. DIV
Owner 3:	
Street 1:	20 SOMMERSET
Street 2:	
Twn/City:	BOSTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02108 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 2. Sq. Ft. of land mainly classified as DCR with a Rink Building built about 1969, having primarily Brick Exterior and 25680 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 5 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
920	87120.000	1,202,500		1,539,600	2,742,100
Total Card	2.000	1,202,500		1,539,600	2,742,100
Total Parcel	2.000	1,202,500		1,539,600	2,742,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 106.78 | /Parcel: 106.78

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 50562

GIS Ref

GIS Ref

Insp Date 05/03/00

!6598!

PREVIOUS ASSESSMENT

Parcel ID: 081.0-0005-0001.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	920	FV	1,202,500	0	87,120.	1,539,600	2,742,100		Year end	12/23/2021
2021	920	FV	1,202,500	0	87,120.	1,539,600	2,742,100		Year End Roll	12/10/2020
2020	920	FV	1,175,400	0	87,120.	1,539,600	2,715,000	2,715,000	Year End Roll	12/18/2019
2019	920	FV	930,600	0	87,120.	1,561,400	2,492,000	2,492,000	Year End Roll	1/3/2019
2018	920	FV	930,600	0	87,120.	1,169,300	2,099,900	2,099,900	Year End Roll	12/20/2017
2017	920	FV	930,600	0	87,120.	1,060,400	1,991,000	1,991,000	Year End Roll	1/3/2017
2016	901	FV	930,600	0	87,120.	1,016,900	1,947,500	1,947,500	Year End	1/4/2016
2015	901	FV	761,200	0	87,120.	864,400	1,625,600	1,625,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	04:10:54

LAST REV

Date	Time
06/08/17	17:10:47
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 6598

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	11584-62		8/19/1968		1	No	No	N	

USER DEFINED

Prior Id # 1:	50562
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/10/2015	651	Sign	1					
11/18/2011	1526	Manual	8,000					
4/7/2010	272	Demoliti	7,000					DEMO INTERIOR
9/27/2000	766	Alterati	46,500	C				DEHUMIDIFIER ON RO
4/21/1995	204		27,450					HANDICAP/ACCESSABL
12/26/1993	603		10,000					ADD ROOMS
9/1/1993	424		3,000					ADD SNACK BAR

ACTIVITY INFORMATION

Date	Result	By	Name
5/3/2000	Meas/Inspect	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
920	DCR		43560		Sq. Ft.	Site		0	70.	0.50	5									1,524,600						1,524,600	
920	DCR		1		Acres	Excess	1.0	0	15,000.	1.00	5									15,000						15,000	

Total AC/HA:	2.00000	Total SF/SM:	87120	Parcel LUC:	920	DCR	Prime NB Desc	ARLINGTON	Total:	1,539,600	Spl Credit		Total:	1,539,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	40 - Rink		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	3 - Concrete		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	10 - Dome		
Roof Cover:	13 - Composition		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1969	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	30		
Prim Int Wal	5 - Minimul		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	12 - Concrete		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	5	Rating:	Average
A HBth:		Rating:	
OthrFix:	7	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	40.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	40	%

CALC SUMMARY

Basic $ / SQ:	48.00
Size Adj.:	1.05214953
Const Adj.:	1.19169378
Adj $ / SQ:	60.184
Other Features:	21000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	2004125
Depreciation:	801650
Depreciated Total:	1202475

COMMENTS

OF=6 SHOWER STALLS AND 1 SINK.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 0 | BRs: 0 | Baths: | HB 5

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

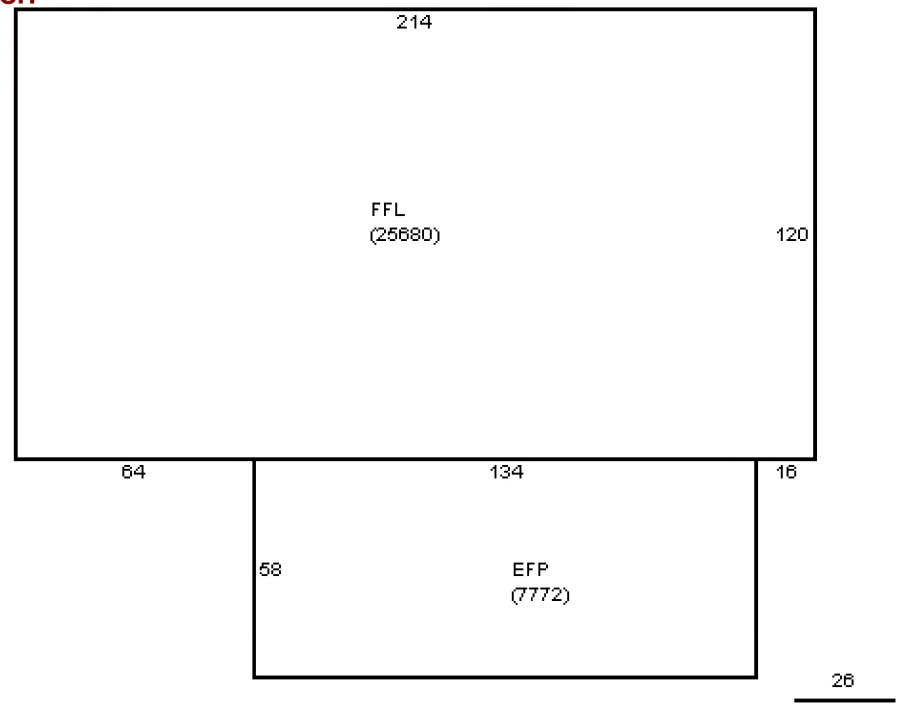
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	66.20
Special Features:	0	Val/Su Net:	35.95
Final Total:	1202500	Val/Su SzAd	46.83

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	25,680	60.180	1,545,533
EFP	Enclos Porch	7,772	32.860	255,398

Net Sketched Area: 33,452 | Total: 1,800,931

Size Ad 25680 | Gross Area 33452 | FinArea 25680

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

081.0-0005-0001.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

IMAGE

AssessPro Patriot Properties, Inc